

STATEMENT OF ENVIRONMENTAL EFFECTS



1142 Pittwater Road, Collaroy NSW

Alterations and additions to existing dwelling house

3 October 2024 | P863

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We acknowledge that the land on which we live, learn and work as the traditional country of the Gadigal people of the Eora Nation. We acknowledge these traditional owners of this land and acknowledge their living cultures and the unique roles they have played in maintaining life, language, and culture in this region. We pay respect to their Elders past, present and emerging and all aboriginal people.

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1.0 INTRODUCTION

1.1 Purpose

This Statement of Environmental Effects has been prepared to accompany a development application for alterations and additions to an existing dwelling house at 1142 Pittwater Road, Collaroy.

It has been prepared in accordance with Schedule 1(2)(1)(c) of Environmental Planning and Assessment Regulation 2000 ('EPA Reg. 2000') for the purposes of indicating, as required, the following:

- (a) the environmental impacts of the development,
- (b) how the environmental impacts of the development have been identified,
- (c) the steps to be taken to protect the environment or to lessen the expected harm to the environment,
- (d) any matters required to be indicated by any guidelines issued by the Planning Secretary for the purposes of this clause.

1.2 Summary of Compliance

Performance against Council's numerical controls is summarised below:

Summary Planning Data				
Site Area	Zone	FSR	Height	Heritage
551.1m ²	R2 Low Density Residential	N/A	8.5m	<ul style="list-style-type: none"> • Not listed as a local heritage item, • Not located in a heritage conservation area, and <ul style="list-style-type: none"> ○ Not located in the vicinity of local heritage items.

Summary Numerical Compliance Table				
Planning Document	Clause	Control	Proposed	Comp
WLEP 2011	Zone	Zone R2 Low Density Residential	Dwelling house (no change)	Y
WLEP 2011	Height of buildings	8.5m	7.1m	Y
WLEP 2011	Exceptions to development standards	Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention	The application does not contravene any development standards.	N/A
WDCP 2011	External Wall Height	7m	6m	Y
WDCP 2011	Side setbacks	0.9m	<ul style="list-style-type: none"> • North: 1.4m • South: Nil-3m (no change) 	Y
WDCP 2011	Front setback	Development is to maintain a minimum setback to road frontages: 6.5m	No change	Y
WDCP 2011	Rear setback	6m	>6m	Y

Summary Numerical Compliance Table				
Planning Document	Clause	Control	Proposed	Comp
WDCP 2011	Landscaped area	Landscaped area: 40% (220.4m ²)	<ul style="list-style-type: none"> Existing: 35.94% (198.09m²) Proposed: 39.56% (218.02m²) 	A
WDCP 2012	Private open space	Private open space: 60m ² Min dimension: 5m	Patio: 29.6m ² with a minimum dimension of 5m Soft landscaped area: 140.16m ²	Y
Legend: Y=Complies, N = Does not Comply, C = Condition of consent, N/A = Not applicable, A = Does not strictly comply but acceptable				

As can be seen above, the proposal would generally comply with the principal planning controls relevant to the development except for a very minor non-compliance with landscaped area.

1.3 Material Relied Upon

This Statement of Environmental Effects is based upon the following material:

- Architectural plans prepared by Yan Honda Architects;
- Site survey by Ats Lands and Engineering Surveyors;
- Applicable planning legislation.

2.0 THE SITE

2.1 Site Location

The site is located at 1142 Pittwater Road, Collaroy NSW in the Northern Beaches Local Government Area approximately the following distances from:

- Collaroy Beach: 7m
- Ramsay Reserve: 124m
- Narrabeen beach: 763m
- Dee Why town centre: 3km
- Westfield mall: 5.5km
- Northern Beaches hospital: 6.7km
- Manly beach: 7.9km
- North Sydney CBD: 15.7km
- Sydney CBD: 17.7km

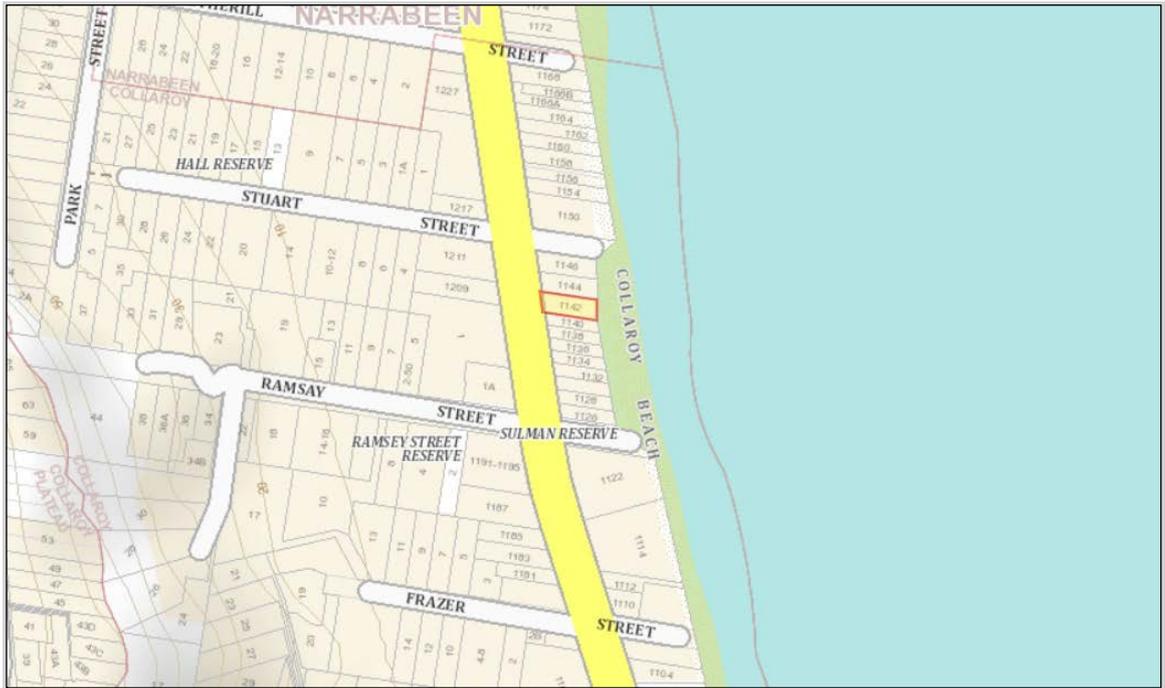


Figure 1: Site Location (SIX Maps).

2.2 Site Surrounds

The site is located in a predominately residential area comprising a mix of property types and sizes. The immediate surrounding area includes a variety of single to three storey dwelling houses and large three to eight storey residential flat buildings. Dwellings in the immediate area along Pittwater Road have a mix of front setbacks with garages built to the boundary.

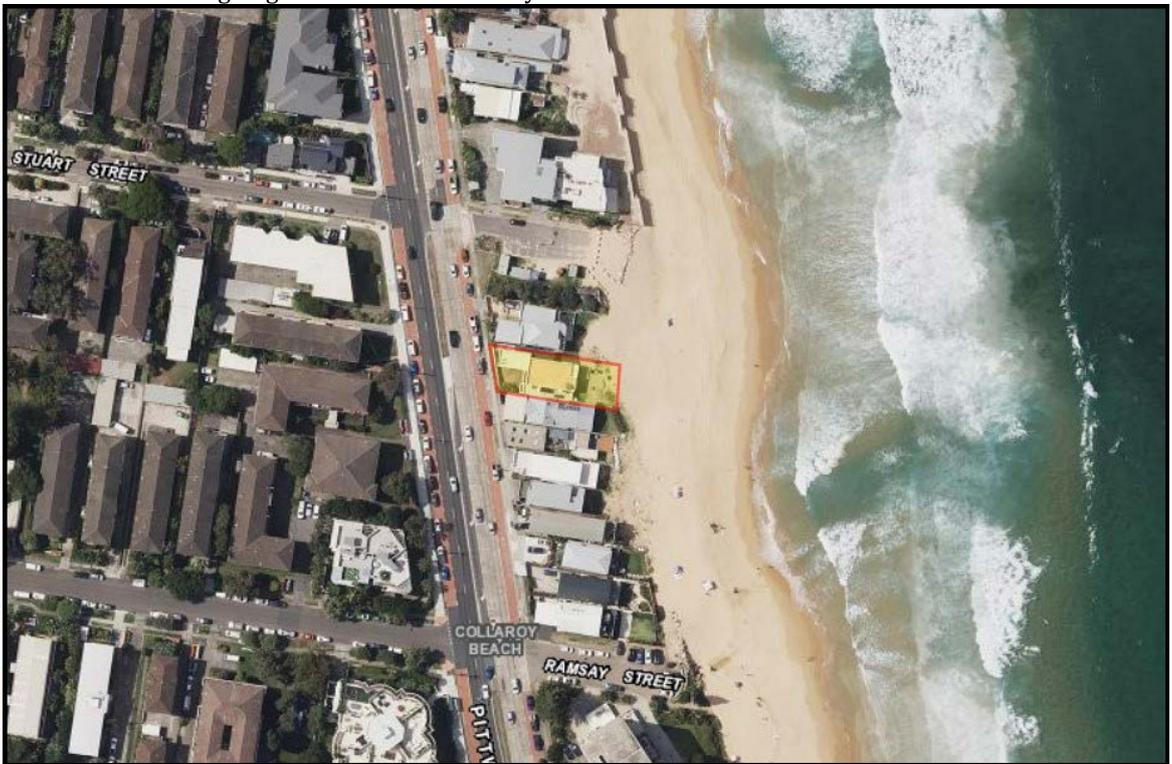


Figure 2: General locality surrounding the site (SIX Maps).



Figure 3: The frontage of the site from the street.



Figure 4: Development across the road.



Figure 5: Pittwater Road facing north.



Figure 6: Pittwater Road facing south.

2.3 The Site

The site is located at 1142 Pittwater Road, Collaroy. It is a relatively flat regular shaped allotment bounded by Collaroy Beach to the east and Pittwater Road to the west. The rear boundary of the site fronts Collaroy Beach with seawall protection works recently completed. The site is occupied by a single storey dwelling house with an attached 3 car garage with vehicular and pedestrian access to Pittwater Road. The site has a generous private open space area to the rear.

General Site Data						
Street Address	Lot No.	Section	Deposited Plan	Dimensions	Total Site Area (by title)	
1142 Pittwater Road, Collaroy	6	13	111254	North: 37.795m West: 15.24m South: 37.795m	551.1m ²	
TOTAL					551.1m²	



Figure 7: Aerial photo of the site (SIX Maps).

Development Summary	
Item	Details
	<ul style="list-style-type: none"> • Storage; • Bedrooms 4,5 and 6 with ensuites and balconies; • Living room with balcony; • WC; • Master bedroom, with balcony, walk in robe and ensuite; and • Staircase.
Storeys	2
GFA	459.41m ²
Parking	3 (no change)

4.0 CONSENT AUTHORITY

Under sections 4.5 and 4.8 of the Act, Northern Beaches Council is the consent authority for the application.

5.0 ENVIRONMENTAL PLANNING ASSESSMENT

This section provides an environmental assessment of the proposed development in respect of the relevant matters for consideration under Section 4.15(1) of the *Environmental Planning and Assessment Act, 1979* (EP&A Act).

Under Section 4.15(1), the consent authority must take into consideration the provisions of:

- 1) Section 4.15(1)(a)(i) Environmental Planning Instruments;
- 2) Section 4.15(1)(a)(ii) Draft Environmental Planning Instruments;
- 3) Section 4.15(1)(a)(iii) Development Control Plans;
- 4) Section 4.15(1)(a)(iiia) Planning Agreements;
- 5) Section 4.15(1)(a)(iv) The Regulations;
- 6) Section 4.15(1)(b) Likely impacts of the development on natural and built environments;
- 7) Section 4.15(1)(c) Suitability of site for the development;
- 8) Section 4.15(1)(d) Submissions; and
- 9) Section 4.15(1)(e) The public interest.

5.1 Section 4.15(1)(a)(i): Environmental Planning Instruments

The relevant environmental planning instruments applicable to this proposal include:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2023
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Warringah Local Environmental Plan 2011

5.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Section 4.16 (1) of the SEPP requires the consent authority not consent to the carrying out of any development on land unless:

(a) it has considered whether the land is contaminated, and

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The site has a longstanding history of residential use and does not appear to have been subject to any of the uses listed in Table 1 of the contaminated land planning guidelines. Given this, there is no reason to believe that the site may be contaminated. The land is therefore suitable for the proposed use.

The proposal does not involve category 1 remediation under SEPP (Resilience and Hazards) 2021.

Chapter 2 Coastal Management of the SEPP requires the consent authority to review if the site is located within coastal areas such as coastal environment or coastal vulnerability areas. The subject site is located within the coastal environment area and coastal use area, and therefore, the following assessment is provided below:

State Environmental Planning Policy (Resilience and Hazards) 2021 Summary Compliance Table			
Clause No.	Standard	Proposed	Complies
Division 3	Coastal Environmental Area		
2.10	Development on land within the coastal environment area		
(1)	Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following— (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, (b) coastal environmental values and natural coastal processes, (c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1, (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms, (e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability, (f) Aboriginal cultural heritage, practices and places, (g) the use of the surf zone.	Refer to accompanying Coastal Assessment Report prepared by Horton Coastal Engineering.	-
(2)	Development consent must not be granted to development on land to which this section applies unless the consent authority is satisfied that— (a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subsection (1), or (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or (c) if that impact cannot be minimised—the development will be managed to mitigate that impact	Refer to accompanying Coastal Assessment Report prepared by Horton Coastal Engineering.	-
Division 4	Coastal use area		
2.11	Development on land in the coastal use area		
(1)	Development consent must not be granted to development on land that is within the coastal use area unless the consent authority— (a) has considered whether the proposed development is likely to cause an adverse impact on the following— (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability, (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores, (iii) the visual amenity and scenic qualities of the coast, including coastal headlands,	Refer to accompanying Coastal Assessment Report prepared by Horton Coastal Engineering.	

State Environmental Planning Policy (Resilience and Hazards) 2021 Summary Compliance Table			
Clause No.	Standard	Proposed	Complies
	(iv) Aboriginal cultural heritage, practices and places, (v) cultural and built environment heritage, and		
	(b) is satisfied that— (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and	Refer to accompanying Coastal Assessment Report prepared by Horton Coastal Engineering.	-
(c)	has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.	Refer to accompanying Coastal Assessment Report prepared by Horton Coastal Engineering.	-
Legend: Y=Complies, N = Does not Comply, C = Condition of consent, N/A = Not applicable, A = Does not strictly comply but acceptable			

5.1.2 State Environmental Planning Policy (Sustainable Buildings) 2023

The proposal is development which is subject to this policy.

Accordingly, the application is accompanied by a BASIX certificate.

5.1.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

The proposal is located on a site with frontage to a classified road and as such is subject to the provisions of the SEPP.

State Environmental Planning Policy (Transport Infrastructure) 2021 Summary Compliance Table			
Clause No.	Standard	Proposed	Complies
2.119	Development with frontage to classified road		
2.119(2)	The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:		
2.119(2)(a)	where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and	The proposal would continue to provide vehicular access via Pittwater Road as there is no other access into the site.	N/A
2.119(2)(b)	the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:		
(i)	the design of the vehicular access to the land, or	The proposal would use the existing vehicular access to the site.	N/A
(ii)	the emission of smoke or dust from the development, or	The proposal would not result in the emission of any additional smoke or dust.	N/A
(iii)	the nature, volume or frequency of vehicles using the classified road to gain access to the land, and	The nature, volume or frequency of vehicles using Pittwater Road to access the	Y

State Environmental Planning Policy (Transport Infrastructure) 2021 Summary Compliance Table			
Clause No.	Standard	Proposed	Complies
		site is not expected to increase.	
2.119(2)(c)	the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.	<ul style="list-style-type: none"> Whilst residential uses are inherently sensitive to traffic noise or vehicle emissions, the habitable spaces of the proposal on the ground floor would be setback to the rear of the existing garages. Planter boxes on the garage roof and balconies are proposed to provide a buffer to habitable spaces on the first-floor level. The majority of the bedrooms are proposed to be located to the rear of the site, with some bedrooms fronting Pittwater Road designed such that the bathroom and walk-in-robe would provide a buffer. 	Y
Legend: Y=Complies, N = Does not Comply, C = Condition of consent, N/A = Not applicable, A = Does not strictly comply but acceptable			

5.1.4 Warringah Local Environmental Plan 2011

The proposed development is subject to the provisions of the *Warringah Local Environmental Plan 2011* (WLEP 2011).

5.1.4.1 Zoning:

Clause 2.2: Zoning of land to which this clause applies: The site is zoned *R2 Low Density Residential*.

5.1.4.2 Zone Objectives and land use table:

Clause 2.3: Zone objectives and Land Use Table specifies the following objectives for the zone:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

5.1.4.3 Land use table:

Clause 2.3: Zone objectives and Land Use Table specifies the following land uses permitted in the zone:

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals

The proposal is defined as a *dwelling house* and as such is permissible in the zone.

5.1.4.4 Heritage

The site is:

- Not listed as a heritage item;
- Not located within a heritage conservation area; and
- Not located within the vicinity of a heritage item.

5.1.4.5 Compliance Table

The following table summarises the relevant clauses of the *WLEP 2011* and the performance of the proposal against them.

Warringah Local Environmental Plan 2011 Compliance Table				
Clause No	Clause	Standard	Proposed	Complies
Part 2 Permitted or Prohibited Development				
2.2	Zoning of the land to which Plan applies	Zone R2 Low Density Residential	Dwelling house (no change)	Y
2.6	Subdivision—consent requirements	Land to which this Plan applies may be subdivided, but only with development consent.	No subdivision is sought.	N/A
2.7	Demolition requires development consent	The demolition of a building or work may be carried out only with development consent.	Demolition for some elements of the existing building is sought as part of this application.	Y
Part 3 Exempt and Complying Development				
Not applicable				
Part 4 Principal Development Standards				
4.1	Minimum subdivision lot size	600m ²	No change	N/A
4.3	Height of Buildings	8.5m	7.1m	Y
4.6	Exceptions to development standards	Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention	The proposal does not contravene any development standards.	N/A
Part 5 Miscellaneous Provisions				
5.10 (1)	Heritage conservation	Objectives The objectives of this clause are as follows: (a) to conserve the environmental heritage of Woollahra, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	The site is not listed as a heritage item, nor located within a heritage conservation area nor located in the vicinity of a heritage item.	N/A

Warringah Local Environmental Plan 2011 Compliance Table				
Clause No	Clause	Standard	Proposed	Complies
Part 6				
Additional Local Provisions				
6.1(2)	Acid sulfate soils	Development consent is required for the carrying out of works described in the table to this subclause on land shown on the <u>Acid Sulfate Soils Map</u> as being of the class specified for those works. <i>Class 5 land</i> Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.	Class 5. No works proposed which would invoke the provisions of this clause.	Y
6.4	Development on sloping lands	Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and (c) the development will not impact on or affect the existing subsurface flow conditions	The site is identified as Area A Landslip Risk. Refer to accompanying Geotech Report. The development would not cause any detrimental impacts because of stormwater discharge or have an impact on or affect the existing subsurface flow conditions. Please refer to the accompanying stormwater management plan.	Y
6.5	Coastal hazards	Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development— (a) will not significantly adversely affect coastal hazards (b) will not result in significant detrimental increases in coastal risks to other development or properties, and (c) will not significantly alter coastal hazards to the detriment of the environment, and (d) incorporates appropriate measures to manage risk to life from coastal risks, and (e) avoids or minimises exposure to coastal hazards, and (f) makes provision for relocation, modification or removal of the development to adapt to coastal hazards and	The proposal is identified on the coastline hazards map as “area of wave impact and slope adjustment” and “area of reduced foundation capacity.” The proposal involves alterations and additions to the existing dwelling house, with no change to the existing landform or foreshore. The proposal has been strategically designed to be significantly setback from the foreshore to manage the associated risks. The proposal is acceptable on the basis that the works would not affect coastal hazards nor pose a risk to life or adjoining properties with coastal protection works having been	Y

Warringah Local Environmental Plan 2011 Compliance Table				
Clause No	Clause	Standard	Proposed	Complies
		NSW sea level rise planning benchmarks.	implemented under a previous DA (2017/0591).	
Legend: Y=Complies, N = Does not Comply, C = Condition of consent, N/A = Not applicable, A = Does not strictly comply but acceptable				

As demonstrated in the above table, the proposed development fully complies with the provisions of the WLEP 2011.

5.1.4.6 Summary:

Given the above, the proposal is considered to be consistent with the objectives and specific provisions of the applicable environmental planning instruments.

5.2 Section 4.15(1)(a)(iii) – Development Control Plans

Development control plans applicable to this proposal include:

- *Warringah Development Control Plan 2011*
 - Part B: Built form controls
 - Part C: Siting factors
 - Part D: Design
 - Part E: Natural environment

5.2.1 Warringah Development Control Plan 2011

The proposed development is subject to the provisions of the *Warringah Development Control Plan 2011 (WDCP 2011)*. The following table provides a summary of compliance:

Woollahra Development Control Plan 2015 Compliance Table				
Clause No	Clause	Control	Proposal	Complies
Part B				
Built Form Controls				
B1				
Wall heights				
(1)		Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	6m	Y
B2				
Storeys				
(1)		Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys: Not applicable.	2 storeys	N/A
B3				
Side boundary envelope				
(1)		Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of: <ul style="list-style-type: none"> • 4 metres 	The proposed alterations and additions would have a minor non-compliance. This is considered to be acceptable as the proposal would still maintain the minimum required side setback of 900mm.	A
B4				
Site coverage				

Woollahra Development Control Plan 2015 Compliance Table				
Clause No	Clause	Control	Proposal	Complies
(1)		Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map: N/A	Not applicable.	N/A
B5	Side boundary setbacks			
(1)		Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map: 0.9m	<ul style="list-style-type: none"> • North: 1.4m • South: Nil-3m (no change) 	Y
(2)		Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.	Side setback areas would be landscaped. Refer to accompanying Landscape Plan for further details.	Y
B7	Front setbacks			
(1)		Development is to maintain a minimum setback to road frontages: 6.5m	No change proposed to front setback from road frontage.	N/A
(2)		The <u>front boundary setback</u> area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, <u>garbage</u> storage areas and fences.	No change proposed to front boundary setback area.	N/A
(3)		Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.	No new structures proposed in front boundary setback.	N/A
B8	Merit assessment of front setbacks			
(1)		The appropriate alignment of buildings to road frontages will be determined on a merit basis and will have regard to the: <ul style="list-style-type: none"> • streetscape; • amenity of surrounding properties; and • setbacks of neighbouring development. 	No change proposed to front setback.	N/A
B9	Rear boundary setback			
(1)		Development is to maintain a minimum setback to rear boundaries:6m	>6m	Y
(2)		The rear setback area is to be landscaped and free of any above or below ground structures.	The rear setback area would be wholly landscaped with no additional structures proposed.	Y
B10	Rear boundary setback merit assessment			
(1)		Rear boundary setbacks will be determined on a merit basis and will have regard to: <ul style="list-style-type: none"> • streetscape; 	The proposed rear boundary setback would exceed the DCP requirements.	N/A

Woollahra Development Control Plan 2015 Compliance Table				
Clause No	Clause	Control	Proposal	Complies
		<ul style="list-style-type: none"> amenity of surrounding properties; and setbacks of neighbouring development 		
B11	Foreshore building line			
(1)		Development is to be set back a minimum 15 metres from the property boundary which adjoins the waterway or waterfront reserve.	Not applicable.	N/A
(2)		The foreshore building setback area is to be a <u>deep soil landscape area</u> and free of any above or below ground structures.	Not applicable	N/A
Part C	Design			
D1	Landscaped open space and bushland setting			
(1)		Landscaped area: 40% (220.4m ²)	<ul style="list-style-type: none"> Existing: 35.94% (198.09m²) Proposed: 39.56% (218.02m²) 	A
			39.56% (218.02m ²)	A
D2	Private open space			
(2)		Private open space: 60m ² Min dimension: 5m	The proposal exceeds these requirements.	Y
(3)		Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.	The proposed private open space is off the main living area at the rear and would provide an extension of the dwelling for the purposes of relaxation/ recreation.	Y
(4)		Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.	Proposed private open space is located at the rear of the site in the same location as the existing private open space, and would be at the same level as adjacent properties and would ensure adequate privacy.	Y
(5)		Private open space shall not be located in the primary front building setback.	The proposed private open space is located at the rear of the dwelling house.	Y
(6)		Private open space is to be located to maximise solar access.	The proposed private open space would have excellent solar access due to its eastern/north-eastern orientation.	Y
D3	Noise			
(4)		Where possible, locate noise sensitive rooms such as bedrooms and private open space away from noise sources. For example, locate kitchens or service areas	Noise sensitive rooms such as the bedrooms would be suitably buffered by the ground floor garage and	Y

Woollahra Development Control Plan 2015 Compliance Table				
Clause No	Clause	Control	Proposal	Complies
		closer to busy road frontages and bedrooms away from road frontages.	bathrooms on both levels. The private open space is located to the rear of the site away from Pittwater Road.	
(5)		Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.	Highly frequented rooms such as the kitchen and living area would be suitably located away from bedrooms of adjoining properties.	Y
D6	Access to sunlight			
(1)		Development should avoid unreasonable overshadowing any public open space.	The proposal would retain compliant solar access to the public realm on Pittwater Road and Collaroy Beach.	Y
(2)		At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.	The proposal would maintain compliant solar access due to the site orientation and height and scale of the development. Refer to accompanying shadow diagrams for further information.	Y
D7	Views			
(1)		Development shall provide for the reasonable sharing of views.	Due to the subject site and adjoining properties' orientation towards the coast line, views to the water would remain unimpeded.	Y
D8	Privacy			
(1)		Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	The proposed windows have been sensitively located to avoid looking into neighbouring properties and would incorporate screening/ translucent glazing or high sill where required as a condition of development consent.	Y
(2)		Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.	The principal living areas would be orientated towards the rear of the site adjacent to the main area of private open space. The majority of windows and balconies would be orientated to the front and rear of the site. Side facing windows would be high silled and screened and this can be required as a condition of development consent.	Y
(3)		The effective location of doors, windows and balconies to avoid overlooking is	The majority of doors, windows and balconies	Y

Woollahra Development Control Plan 2015 Compliance Table				
Clause No	Clause	Control	Proposal	Complies
		preferred to the use of screening devices, high sills or obscured glass.	would face the front and rear of the site and only a small number of windows are proposed on the side elevations.	
(4)		The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.	Side facing windows would be staggered and high silled/screened to avoid direct views to neighbouring properties.	Y
D9	Building bulk			
(1)		Side and rear setbacks are to be progressively increased as wall height increases	The side and rear setbacks would be stepped back on the upper floor to reduce visual bulk.	Y
(2)		Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.	Large expanses of wall would be avoided through articulation, modulation and setbacks with a mix of materials to provide architectural relief.	Y
(4)		Building height and scale needs to relate to topography and site conditions.	The proposal has been carefully designed to respond to the coastal topography with a 2 storey height, modulation of building form and generous landscape buffer to the coastline which would help ensure the development integrates with, and does not dominate, coastal landforms and other elements of the coastal environment.	Y
(5)		Orientate development to address the street.	The proposal would retain the orientation of the existing building towards the street and Collaroy Beach.	Y
(6)		Use colour, materials and surface treatment to reduce building bulk.	The proposal utilises a mix of materials and colours and articulation to reduce the visual bulk of the building.	Y
(7)		Landscape plantings are to be provided to reduce the visual bulk of new building and works.	A landscape buffer at the rear adjacent to the beach would soften the visual bulk of the building.	Y
(8)		Articulate walls to reduce building mass.	The proposal would be well articulated through its curved form, mix of materials, balconies, openings and stepping and recessing of external walls which would provide visual interest, reduce building bulk and	Y

Woollahra Development Control Plan 2015 Compliance Table				
Clause No	Clause	Control	Proposal	Complies
			create variation in the building line.	
D10	Building materials			
(1)		In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.	The proposal would utilise a mix of materials and natural colours to blend in with the coastal character and aesthetic of surrounding development.	Y
(2)		The colours and materials of development on sites adjoining, or in close proximity to, <u>bushland</u> areas, waterways or the beach must blend in to the natural landscape.	The proposal utilises a mix of materials in natural hues including colourbond roofing, facebrick, knotwood cladding and painted render which is consistent with the coastal character of the locality.	Y
(3)		The colours and materials used for <u>alterations and additions</u> to an existing structure shall complement the existing external building façade.	The proposal utilises a mix of materials including colourbond roofing, brickwork, knotwood cladding and painted render which are complementary to the existing building and reflect the coastal character.	Y
D11	Roofs			
(2)		Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.	A variety of roofing forms exist in the locality and the proposal contributes to this diversity.	Y
(3)		Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.	Not applicable. A contemporary flat roof is proposed.	N/A
(4)		Roofs shall incorporate eaves for shading.	Shading is achieved via shading devices on the development.	N/A
(5)		Roofing materials should not cause excessive glare and reflection.	Colourbond is proposed as the roofing material which would not cause adverse glare/reflection.	Y
E9	Coastline hazards			
(1)		The <u>risk</u> of damage from coastal processes is to be reduced through having appropriate setbacks and foundations, as detailed in Criteria for the Siting and Design of Foundations for Residential Development (see Policy volume).	Noted.	-
(2)		For development in the area affected by the certified Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fishermans Beach (Coastal Zone Management Plan), the applicant must	Refer to accompanying documentation.	-

Woollahra Development Control Plan 2015 Compliance Table				
Clause No	Clause	Control	Proposal	Complies
		demonstrate compliance with the Northern Beaches Coastal Erosion Policy, the Coastal Zone Management Plan and the Collaroy-Narrabeen Protection Works Design Specifications (as amended from time to time).		
E10	Landslide risks			
(1)		The applicant must demonstrate that: <ul style="list-style-type: none"> • The proposed development is justified in terms of geotechnical stability; and • The proposed development will be carried out in accordance with good engineering practice. 	Refer to accompanying Geotechnical Report.	Y
(2)		Development must not cause detrimental impacts because of stormwater discharge from the land.	Refer to Stormwater Plan	Y
(3)		Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.	Refer to Stormwater Plan	Y
(4)		To address Requirements 1 to 3: i) For land identified as being in Area A: Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified geotechnical engineer/ engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent.	Refer to Geotech report.	-
Legend: Y=Complies, N = Does not Comply, C = Condition of consent, N/A = Not applicable, A = Does not strictly comply but acceptable				

As can be seen above, the proposal would generally comply with the principal planning controls relevant to the development except for a very minor non-compliance with landscaped area.

5.3 Section 4.15(1)(a)(iiia) Planning Agreements

The site is not subject to any existing voluntary planning agreements.

5.4 Section 4.15(1)(a)(iv) Matters Prescribed by the Regulations

The proposal would not impact upon the applicable BCA provisions.

5.5 Section 4.15(1)(b) Likely Impacts of the Proposed Development

5.5.1 Streetscape

The proposal comprises alterations and additions to the existing dwelling house. The proposed works have been sensitively designed to sit comfortably within the coastal context including a two storey scale, generous setbacks to the coastal area and extensive landscaped area.

The proposal would not have an adverse impact upon the streetscape as it would be well screened, integrated with the existing building and surrounding development.

5.5.2 Overshadowing

The accompanying shadow diagrams demonstrate compliant solar access to neighbouring properties.

5.5.3 Privacy

Visual privacy would be protected by orientating the majority of windows, doors and balconies to the front and rear of the site, and installing high silled/screened side facing windows where required.

5.6 Section 4.15(1)(c) – Suitability of the Site for Development

The site is suitable for the proposed development:

- It is suitably zoned for the proposal.
- It would not result in unacceptable amenity impacts upon adjacent properties.
- It is consistent with the existing and desired future character of the locality.

5.7 Section 4.15(1)(d) – Submissions

Not applicable prior to public notification of application.

5.8 Section 4.15(1)(e) – Public Interest

The proposed development is consistent with the objectives of the *Environmental Planning & Assessment Act 1979* in so far as it promotes the co-ordinated and orderly, and economic use and development of the land. Given this, the development is consistent with the public interest.

6.0 CONCLUSION

The proposal involves alterations and additions to the existing dwelling house. The proposal would be compatible with the existing building, streetscape, the broader locality and maintain the amenity of surrounding properties so as to achieve the relevant objectives of the controls and development standards.

Given this, the proposal is consistent with the applicable statutory planning instruments and matters for consideration under section 4.15 of the *Environmental Planning & Assessment Act 1979*.